



Legislation Details (With Text)

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Enactment date: **Enactment #:**
Title: Request for Preliminary Plat Approval - Red Feather Subdivision
Sponsors:
Indexes:
Code sections:
Attachments: 1. Red Feather Preliminary Plat Application, 2. Revised_PRELIM PLAT Red Feather MARCH 2021.pdf

Date	Ver.	Action By	Action	Result
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TO: Planning Board Members
FROM: Cynthia Cannon, AICP, Assistant Planning Director
DATE: 3/2/2021
SUBJECT:

Request for Preliminary Plat Approval - Red Feather Subdivision

BACKGROUND:

Caldwell Associate Architects is requesting preliminary plat approval on behalf of Studer Properties LLC for Red Feather subdivision located at 150 S. Baylen Street. These properties are located within the C2-A zoning district of which two (2) parcels will be subdivided into thirteen (13) lots to accommodate single-family attached residences. These fall within the Palafox Historic Business District (PBHD) and the Dense Business Area (DBA).

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.48 acres
- Site will include eleven (11) units and two (2) Home Owner Association (HOA) owned areas
- Setback requirements: Zero Lot Line Setbacks

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.